

UNAPPROVED

Inland Wetlands & Watercourses Commission - Public Meeting, February 18, 2015

The Inland Wetlands & Watercourses Commission held a Public Meeting on Wednesday February 18, 2015 at 7:30 P.M. in the Town Council Chambers, Town Hall, 505 Silas Deane Highway, Wethersfield, CT 06109.

Members Present:

Lou Sanzaro, Chairman
Brent Owen, Vice Chairman
James Kulpa
David Herold
Matthew Zagaja
Lawrence Buck

Also Present: Don Moisa IWWC Agent

4 Persons in Audience

Chairman Sanzaro opened the meeting at 7:30 pm

GENERAL COMMENTS

No comments.

PUBLIC MEETING

Application No. 653-15 E/S Carlos Couto, 330 Middletown Ave. Parcel # 269-005
Application for construction of a single family house and attached garage within a regulated area.

Also seeking Erosion and Sedimentation control certification.

Mr. Peter Alter, Attorney of Alter & Pearson LLC and Mr. Kevin Johnson, of Close Jensen & Miller represented the applicant.

Mr. Alter outlined the project as a proposed single family home on Middletown Ave.

There would not be any disturbance of any Inland Wetlands.

The regulated activity would be the construction & grading within the 100 YR. Flood Zone.

The plan proposes no incremental filling of the 100YR Flood Zone.

Mr. Alter addressed the items in Michel Turner's February 18, 2015 memo.

In reference to item 1, the Town questioned if the property could be developed without further action by the Town Planning and Zoning Commission.

Mr. Alter agrees with former Town Attorney, Richard Roberts determination that this is not an approved building lot and is excess land left over from the original subdivision. He stated they will need approval from Planning & Zoning.

Mr. Alter addressed the remaining comments in of Michael Turner's February 18, 2015 memo.

Mr. Alter introduced Mr. Kevin Johnson of Close, Jensen & Miller.

Mr. Johnson explained there would be 1075 CuYds of fill in the 100 YR Flood Zone.

To compensate for the fill in the Flood Zone they would be excavating out 1075 CuYds of material.

Of the 1075 CuYds, 650 CuYds of the fill would be structural type fill for the building.

There is full erosion & sedimentation control, silt fence, construction entrance, combination silt fence hay bale dam along the wetlands, erosion control fabric and erosion control narrative, and two types of seed mixes proposed.

Commissioners questioned if there are any impacts to the Floodway, type of heating, grinder pump details, and structural fill.

Mr. Johnson responded that there are no impacts to the Floodway; they have not determined the details of the house design at this time to be able to provide information on heating and pump sizes.

Test borings have not been done yet; they anticipate some type of stone structural fill for the building.

Commissioners wanted assurance that the size of the building footprint would not change as the building design is finalized.

Motion by Commissioner Herold to Approve as a Summary Ruling with the following condition:

1. The size of the footprint of the proposed house and garage is limited to the dimensions as shown on sheet 3 of 4.

seconded by Commissioner Buck.

All voted in favor, motion passed.

Motion by Commissioner Zagaja to certify the Erosion & Sedimentation Control Plan seconded by Commissioner Herold.

All voted in favor, motion passed.

GENERAL BUSINESS

1. Approval of Minutes- December 17, 2014
(LS,BO,JK,DH,MZ,DA,LB,SD)
Motion by Commissioner Herold seconded by Commissioner Zagaja to Approve the minutes as presented.
All Commissioners present at the meeting voted in favor. Motion passed

2. Correspondence (No Action Required)

- a. "The Habitat" newsletter
- b. "Your Environmental Connection" newsletter
- c. Connecticut Association of Wetlands Scientists Annual Meeting
- d. FEMA 4-day Course, Managing Floodplain Development Through the National Flood Insurance Program
- e. "Pollution Prevention View" newsletter
- f. Town of Newington, notification of pending Inland Wetlands Application

ADJOURNMENT

Motion by Commissioner Herold to adjourn the meeting, seconded by Commissioner Zagaja

All voted in favor, motion passed.

Chairman Sanzaro Adjourned the meeting at 7:45pm

I hereby certify that the above is a true copy of the minutes approved by the Inland Wetlands & Watercourses Commission.

Don Moisa, Wetlands Agent

Date